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DIGITALLY VERIFIED RECORD

Layout Application - Final Approval Letter

Roc No: 07/2024

Date: 3/11/24 11:37 AM

From:

Village Panchayat

Beemanagari

To :

1) Mr. P. Paulraj,
   50/3-1, Thazhuviya Mahadevar 6th street, Sakthi Garden, Vadasery, Nagercoil – 629001.
2) Mrs. N.P. Mahalakshmi,
   50/3-1, Thazhuviya Mahadevar 6th street, Sakthi Garden, Vadasery, Nagercoil – 629001.
3) Mr. V. Ramasubramanian,
   281, New Street, Chidambaranagar, Nagercoil – 629002.

Online Application Number: 64V5IQZP

Sir/ Madam,

Sub :

Residential Layout – Nagercoil Local Planning Area - Beemanagari Village Panchayat Office - Kanniyakumari District - The proposal for Residential Layout with an extent of 7,265.00 Sq.mts (1.795 Acres) comprising Re.survey.nos 249/1, 249/2, 249/3, 249/8A, 249/8B, 250/6B1 & 250/6B2 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District- Planning Permission issued by Kanyakumari District Town and Country Planning Office - Final Approval issuing – Reg

Ref :

1. ROC No: 64V5IQZP/2024/TCP Technical Planning Permission Order, Kanyakumari District Town and Country Planning Office, Dated: 01/03/2024.
2. G.O.(M.s). No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 and G.O.(M.s). No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
3. Vadasery Sub-Registrar Office Gift deed documents no: 496/2024 & 497/2024, Dated: 16/02/2024 and 26/02/2024.
4. Tamilnadu Panchayat Building Rules, 1997.
5. Applicants Mr. Paulraj, Mrs. Mahalakshmi & Mr. Ramasubramanian's application, Dated: 01.03.2024.
6. Applicants Mr. Paulraj, Mrs. Mahalakshmi & Mr. Ramasubramanian's letter dated: 07.03.2024 (Payment of Layout Approval Fees)

Body:

With reference to the 1st cited letter, the Kanniyakumari District Town and Country Planning Office issued Technical sanction Plan SWP/KKDIS/NLPA no: 16/2024 and Planning Permission no: 18/2024, Dated: 01.03.2024 through online for the Residential Layout with an extent of 7,265.00 Sq.mts (1.795 Acres) comprising Re.survey.nos 249/1, 249/2, 249/3, 249/8A, 249/8B, 250/6B1 & 250/6B2 of Thirupathisaram Village, Beemanagari Village Panchayat, Thovalai Panchayat Union, Thovalai Taluk, Kanniyakumari District. The details of the project is given below,

PROJECT DETAILS:

1. Total Extent of the Layout - 7,265.00 Sq.mts (1.795 Acres)
2. Project Survey numbers - 249/1, 249/2, 249/3, 249/8A, 249/8B, 250/6B1 & 250/6B2
3. Local Body - Beemanagari Village Panchayat
4. Village - Thirupathisaram Village
5. Total number of Plots - 34
6. Total area of the Roads and Splays - 1904.15 Sq.mts (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar Office Gift Deed no: 497/2024, Dated: 26.02.2024)
7. Local Body Reservation (A) - 40.21 Sq.mts (Surrendered to Beemanagari Village Panchayat through Vadasery Sub-Registrar Office Gift Deed no: 497/2024, Dated: 26.02.2024)
8. TANGEDCO Reservation (B) - 40.81 Sq.mts (Surrendered to TANGEDCO through Vadasery Sub-Registrar Office Gift Deed no: 496/2024, Dated: 26.02.2024)
9. OSR (Park Area) - As per rule 47(6) of G.O.(M.s)no. 18, Department of Municipal Administration & Water Supply, Dated: 04.02.2019 and Circular Roc.No. 4367/2019-BA2, Office of the Director of Town and Country Planning, Chennai, Dated: 05.02.2020, Guideline value amount for the OSR area of Rs. 1,56,553/- was paid on the Government Head. (Receipt no: 2024022820752, Dated: 28.02.2024)

In the continuation, regarding the 3rd cited letter, Applicants Mr. Paulraj, Mrs. Mahalakshmi & Mr. Ramasubramanian surrendered the Roads & Splays area, Public Purpose site "A" (Local Body Reservation), and Public Purpose site "B" (TANGEDCO Reservation) to the “Beemanagari Village Panchayat” and “TANGEDCO” respectively through Gift deeds no: 496/2024 & 497/2024, Dated: 26.02.2024. Regarding the 6th cited letter, the necessary fees for Layout approval was collected from the applicants as per Tamilnadu Panchayat Rules as shown below,

FEES DETAILS:

1. Layout Approval Fees - Rs. 4,17,590/-

Hence, this Residential Layout has been approved with the below conditions,

1) As per the condition, the layout has been approved and the approval number was issued as 07/2024, Dated: 11.03.2024.

2) This office has not legally certified the title to the ownership by granting Final Approval to the Layout.

instructions given by TNRERA.
3) As per Tamilnadu Panchayat Act 1994, section 242(3) & Tamilnadu Panchayat Building Rules 1997, the plot purchasers should get Building Plan approval from the Village Panchayat separately.
4) EWS plots should not be altered or amalgamated, whereas in Village Panchayat areas the EWS-allotted plots should be altered if the plots were not sold for 3 years from the date of approval after getting prior approval from the department as per G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
5) Alteration of Plot dimensions, Road dimensions, Public purpose site dimensions, and Road patterns shall not be done without the prior approval of the Kanyakumari District Town and Country Planning office, showing any reason.
6) “SPLAY” should be provided mandatorily at the junction of two roads in the layout.
7) No plot shall be sold, leased, or transferred by any other means or to build any construction on any plot before conforming to the above two conditions.
8) On all layout roads exceeding 7.2 meters in width, shade-providing trees shall be planted within 1.00 meters of the road boundary not exceeding 9.00 meters in succession.
9) A display board viewing the DTCP-approved Layout plan of 6’ x 4' size shall be permanently provided at the entrance of the layout for public view. The date and number of the Beemanagari Village Panchayat council resolution approving the layout should be indicated.
10) Land ownership is considered as per the land ownership documents submitted by the applicant. Therefore, it is also informed that no right can be asserted on the ground that the layout has been approved where there is no actual title to the land.
11) The Promoter should provide the photocopy of this order, along with the Order and Plan copy issued by the Kanyakumari District Town and Country Planning office mandatorily to the plot purchasers.

Copy to:
1) Member Secretary, Nagercoil Local Planning Authority, Directorate of Town and Country Planning, Kanyakumari District Collector Office Campus, Nagercoil.
2) Assistant Director (Village Panchayat), Kanyakumari District Collector Office Campus, Nagercoil.
3) Sub-Registrar, Vadasery.
4) Block Development Officer (Village Panchayat), Thovalai Panchayat Union.
5) Office record.

Village

Signature valid

Signed by: Village Panchayat Secretary
Location:Kanniyakumari
Date:2024.03.11 11:37:35

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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